



Thanksgiving Point Area Plan

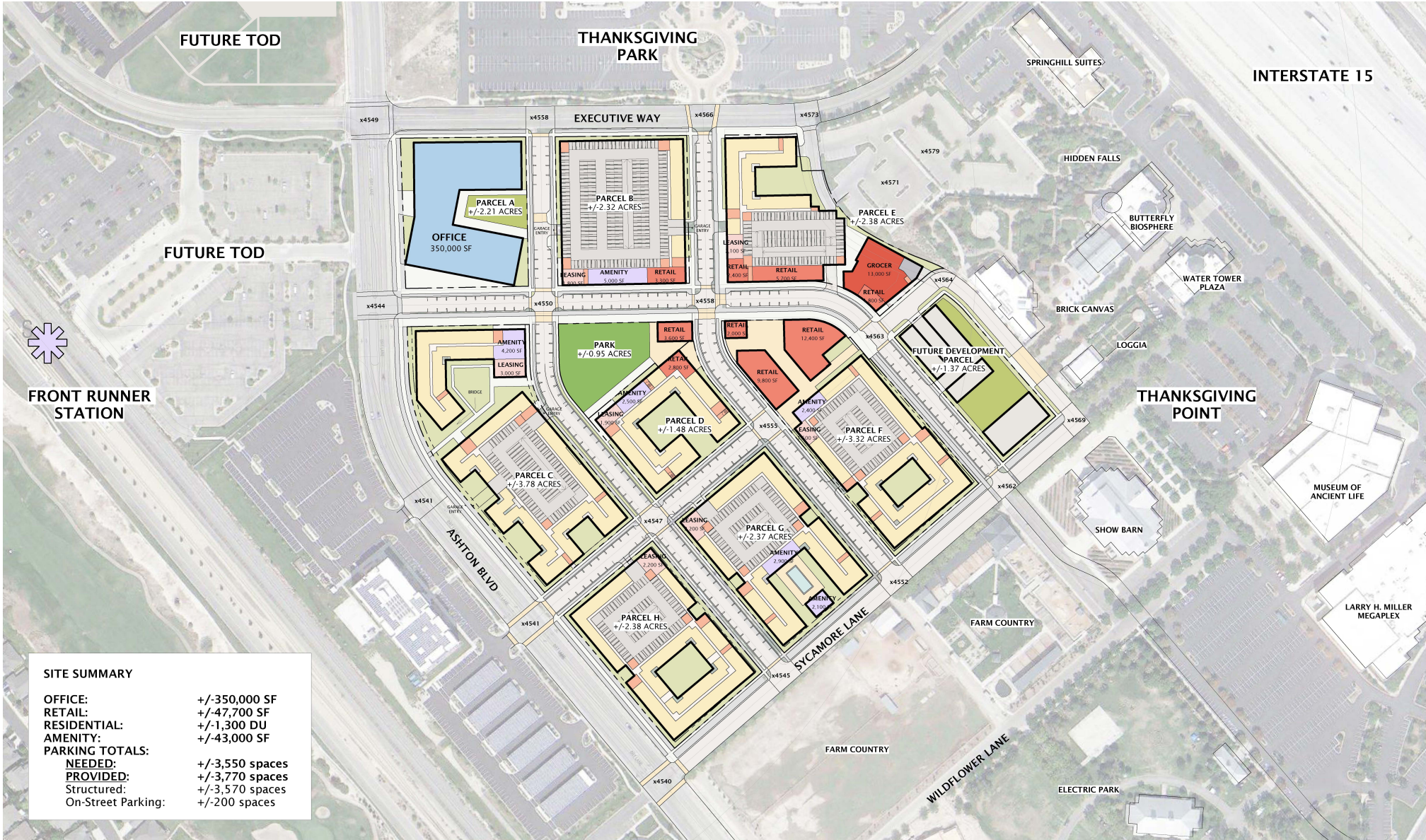
June 20, 2023



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Hypothetical Site Plan



Final project may differ from site plan shown

Introduction

The Thanksgiving Point Area Plan is established to create a self-sustaining, walkable & bikable community, in which residents, employees, and visitors have multiple transportation options to access neighborhood amenities, employment, open space, and mass transit. The Thanksgiving Station area is located in Lehi, Utah and consists of approximately 800 acres which includes the following development types:

| Development Type | Acres |
|------------------------------------|--------|
| Thanksgiving Station TOD | ±51.5 |
| Mixed-Use | ±98.0 |
| Commercial | ±123.9 |
| Educational | ±46.3 |
| Business Park | ±24.8 |
| Golf Course/Gardens/River | ±340.3 |
| Existing Single Family Residential | ±51 |
| Railroad (UTA) | ±15.5 |
| Public R.O.W. | ±46.4 |
| Total | 800.3 |

Land Use Map



Thanksgiving Station Transit Oriented Development (TOD) is an approximately 51.5 acre neighborhood in Lehi, Utah. This neighborhood is an important gateway development linking the FrontRunner Station, Thanksgiving Park, and Thanksgiving Point. The FrontRunner Station provides access to commuter rail (Route 750), bus, and future transit corridors. Route 750 offers direct access to Provo and Ogden, Utah with a full UTA system providing access to such destinations as Downtown Salt Lake City, Salt Lake City International Airport, Brigham Young University (BYU), and University of Utah. Thanksgiving Park is an employment hub in North Utah County consisting of 850,000 square feet of Class A office space. Thanksgiving Point is a premier indoor and outdoor farm, garden, and museum complex with venues and programs designed to build curiosity about science and the natural world. Thanksgiving Point is a major destination not only for the region but for the whole state.

The Thanksgiving Station TOD's proximity to FrontRunner, future bus rapid transit (BRT) or light rail, Thanksgiving Point, and significant employment base presents an opportunity to create a unique and sustainable TOD neighborhood within Lehi. The Thanksgiving Station TOD Design Standards and Requirements collectively ensure the function, physical form, and overall character of development enhance the human experience, neighborhood identity, and are complementary to Thanksgiving Point.

The addition of both the Thanksgiving Station TOD and the 2,000 residential units further enhances the overall area plan by making it a true mixed-use development with live, work and entertainment options all of which are enhanced themselves by accessible transit.

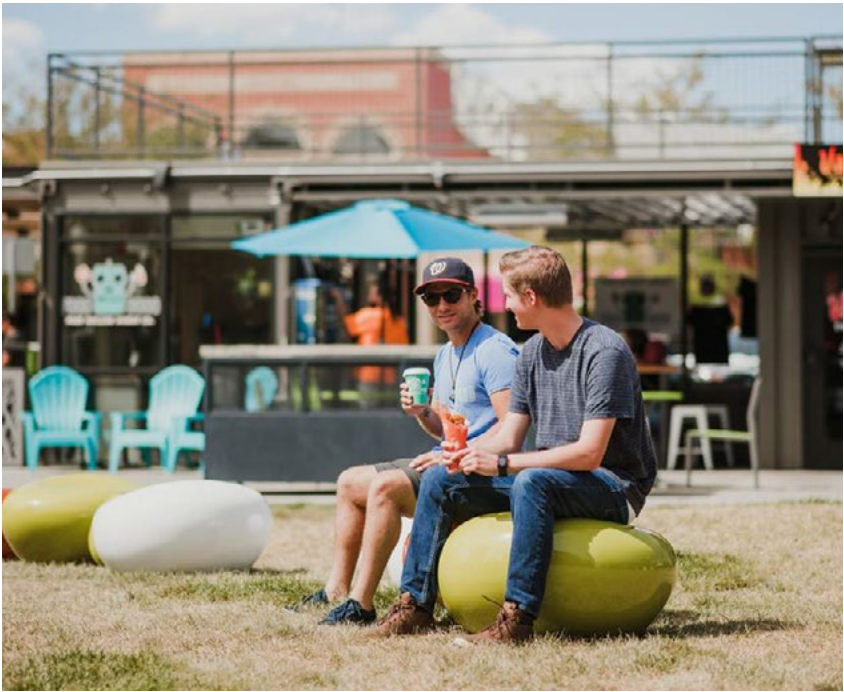
This area plan should build upon the community's existing identity and serve as a mechanism for communicating that identity to others. The development should create a community focus at which people will be present at all times of the day, creating a stimulating and meaningful public environment. New development should create a sustainable neighborhood, in which residents and business owners make a long-term investment in the community.



Vibrant
Walkable
Bikeable
Live, Work and Play



Character of Place



Precedent imagery. Not renderings of actual project.

Character of Place



Precedent imagery. Not renderings of actual project.

Character of Multifamily



Precedent imagery. Not renderings of actual project.

Completion of 2100 North Freeway Interchange and Extension



Rendering View



This Thanksgiving Point Area Plan made in partnership with Thanksgiving Point, STACK Real Estate, Gardner Group, UTA, and Lehi City.